



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, March 18, 2014

5:30 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Kilgore, Deputy Mayor Pro Tem Gallops, Councilmember Bobbitt, Councilmember Dana-Bashian, and Councilmember Pankratz

Absent: Councilmember Phillips

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:30 p.m.

2. EXECUTIVE SESSION (5:30 P.M.)* Times listed are approximate

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park. (15 minutes)

Council convened in Executive Session at 5:30 p.m. Out at 5:37 p.m.

- 2B.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney regarding confidentiality of matters discussed in executive session and public relations between council members and citizens. (15 minutes)

Council convened in Executive Session at 5:37 p.m. Out at 6:01 p.m.

3. WORK SESSION (6:00 P.M.)* Times listed are approximate

3A. Discuss Golf Advisory Board recommendations for projects at the Waterview Golf Course. (30 minutes)

Brian Funderburk, City Manager, reviewed projects that had previously been completed at the golf course and the recommendations submitted by the Golf Advisory Board (GAB), which included: clubhouse improvements, lakes for Hole #2, drainage repairs at Hole #10, new bunkers throughout the course, and repair of the tee box retaining wall at Hole #18. Kelly McCarthy, Design Architect, reviewed the base bid and alternates for the pavilion enclosure. Larry Glick, Chairman of the GAB, introduced other members who were present and discussed some concerns regarding American Golf's maintenance of the course.

Mr. Funderburk explained the financial portion of the recommendations. Clarification was provided about the \$31,000 provided by the Waterview HOA to cover the cost of the stone material for the Hole #18 retaining wall.

Council discussion regarding the financial options and maintenance issues with the course. It was the consensus of Council to proceed with all of the recommendations.

3B. Discuss Refuse Fund surcharge related to the 2013 Ice Storm Cleanup Costs. (30 minutes)

Alan Guard, Director of Financial and Information Services, reviewed the storm debris removal process and financial options to cover the cost. Mr. Guard provided clarification that the North Texas region did not meet the financial threshold in order to qualify for federal funds. After further discussion, it was the consensus of Council to proceed with a short-term surcharge on the refuse fee for the remainder of FY 2014. A long-term surcharge will be discussed during the budget planning process.

3C. Discuss and receive feedback regarding an upcoming Major Warrant Request to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development for property located at 10000 Beacon Harbor. (30 minutes)

Erin Jones, Director of Development Services, provided background of the zoning for the property and discussions held with the developer. She addressed some of the concerns that have been raised by the public. Council discussion regarding the critical need to maintain the standards that have been developed with the Form Based Code.

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 7:24 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

Reconvened at 7:32 p.m.

INVOCATION – Mayor Gottel

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation to Anna Rigodanzo in recognition of obtaining the Girl Scout Gold Award.

Councilmember Dana-Bashian presented the proclamation.

- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Gottel announced the following: Upcoming City Council meetings will be held Thursday, March 27th; Special Executive Session starts @ 6pm in City Hall Conference Room; Tuesday, April 1st & 15th; Regular Meeting - 5:30pm in City Hall Conference Room; Tuesday, April 8th; Work Session starts at 6:00pm in Annex Conference Room. Upcoming Planning and Zoning Commission meeting will be held Tuesday, March 25th, 6pm in City Hall Conference Room. A Special Joint City Council/Planning and Zoning Commission meeting will take place on Thursday, March 27th at 6:30pm in the City Hall Conference Room to discuss the North Shore Master Plan. Last day to register to vote for the May 10th election is Thursday, April 10th. Pick up a form at the City Secretary's Office. Remember, a photo ID is now required to vote in Texas. ROWLETT. MY COMMUNITY. MY MONEY. MY CHOICE. CAMPAIGN – give us your .2¢

- Seeking citizen input about future City services
- No longer sustainable at the current tax rate
- Opportunity to have an honest conversation about what our future looks like
- Much more information in the March Newsletter
- 6 meetings around the City in the month of April:
 1. Thursday, April 3rd; 7-8pm @ Rowlett Community Centre
 2. Monday, April 7th; 7-8pm @ Fire Station #1
 3. Thursday, April 10th; 7-8pm @ Fire Station #2
 4. Thursday, April 17th; 7-8pm @ Fire Station #3
 5. Monday, April 21st; 7-8pm @ Fire Station #4
 6. Thursday, April 24th; 7-8pm @ City Hall

STAGE 3 WATER RESTRICTIONS – residents can water Once Every TWO Weeks. A Low-cost vaccine clinic will be held at the Animal Shelter on Saturday, March 29th, April 12th and 26th from 2-4pm at 4402 Industrial Street. Normal Business hours are Monday-Friday, 10am – 5pm and Saturday, 10:30am – 5pm. **MARCH CLEAN UP CAMPAIGN** - Open all month – through March 31st, Daily 10am – 6pm (weather permitting). Dumpsters located in front of the water tower at 3801 PGB Hwy., (southbound service road past Main St.). Check website for materials not accepted – www.rowlett.com. **CONNECT ROWLETT** - New City to Citizen Notification Service puts residents in control of the information received and – how it's received! More information and how to sign up is on the website in the upper left hand corner of the home page.

Upcoming events for Parks and Recreation: Easter Egg Hunt – Saturday, April 12th – 10:00am – 12:00pm. Easter Pup-A-Palooza– Sunday, April 13th- 2:00pm – 4:00pm at Herfurth Park. Kid Fish– Saturday, April 26th – 9:00am – 12:00pm at Community Park. Rowlett Cardboard Boat Regatta – Saturday, April 26th – 1:30-3:30pm at Community Park. Memorial Day Celebration featuring Touch A Truck– Saturday, May 24th- 10:00am - 1:00pm. Upcoming events at the Public Library: Arts & Humanities Commission 13th Annual Young Artists Contest and Exhibit. Submit all entries to the Library on Wednesday, April 2nd between 6 and 8pm. For more information: visit Arts & Humanities Commission webpage at rowlett.com. Food for Fines, Monday, April 14th – Saturday, April 19th. Outstanding fines for overdue items erased with canned food donation. All food is donated to local food pantries. Arts & Humanities Commission Annual Writing Contest. Open to all youth and adults. Deadline: Monday, April 28th; submit all entries to the Library. For more information: visit Arts & Humanities Commission webpage at rowlett.com.

6. CITIZENS' INPUT

Perry Arney, 9958 Merritt Road, Rowlett; spoke regarding the Merritt Road Project.

7. CONSENT AGENDA

- 7A.** Consider action to approve minutes from the February 11, 2014 City Council Work Session Meeting, the February 12, 2014 City Council Joint Meeting, and the March 4, 2014, City Council Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider action to approve a resolution for Task Authorization #141-NSC to the Agreement for Professional Services with Neel-Schaffer, Inc. in the amount of \$141,590 for the engineering design of the Big A Road 20-Inch Water Transmission Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-021-14 on the Consent Agenda.

- 7C.** Consider action to approve a resolution entering into an Interlocal Agreement with the Town of Addison allowing cooperative purchasing for goods and services under each other's competitively bid contracts.

This item was approved as RES-022-14 on the Consent Agenda.

- 7D.** Consider a resolution approving an Interlocal Agreement between the City of Rowlett and Rockwall County establishing Rowlett's subdivision plat approval authority over Rowlett's extra-territorial jurisdiction in Rockwall County.

This item was approved as RES-023-14 on the Consent Agenda.

- 7E. Consider appointments to the various boards and commissions with mid-term vacancies.

This item was approved on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Consider action to approve a resolution to enter into an Economic Development Program Agreement for property located at 3840 Main Street and to authorize the Mayor to execute the necessary documents.

Jim Grabenhorst, Director of Economic Development, presented the information outlining the agreement.

A motion was made by Councilmember Pankratz, seconded by Mayor Pro Tem Kilgore, to approve the item as presented with the following stipulations: Paragraph 4 be amended to change § 5.3 to § 2.7; Special Warranty Deed to be amended to include a new paragraph that specifies rights, title or interest in or to the option to purchase contained in the Economic Development Program Agreement between the City of Rowlett, the Rowlett Chamber Foundation and 3840 Main LLC the developer referred to in section and change that to § 5.3 of said Agreement; Legal descriptions for the Special Warranty Deed and the Deed of Trust being proposed to include city, state, and metes and bounds as shown on the survey. The motion carried with a unanimous vote of those members present. This item was approved as RES-024-14.

- 8B. Conduct a public hearing and consider an ordinance approving Major Warrants for property located within the Urban Village Form Based District at 4510 and 4514 Lakeview Parkway to develop a drive-thru restaurant and to allow major warrants relating to drive aisle width, building frontage, building transparency, signage, shade and open space.

Daniel Acevedo, Urban Planner, presented the information. Council discussion regarding economic development and market demand. Scott Lay, Lay Design & Build, provided additional clarification regarding the construction of the building and the request.

The public hearing opened and closed without speakers.

A motion was made by Mayor Pro Tem Kiglore, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as presented with the provision that it be modified to reflect the monument sign and wall sign standard will be per the Rowlett Development Code.

The motion carried with a unanimous vote of those members present. This item was approved as ORD-007-14.

- 8C.** Consider a resolution authorizing the City Manager to enter into an Economic Development Incentive Agreement with Realty Advisors Corp. (Terra Lago) for the development of a mixed residential project located at 7000 Scenic Drive in the Healthy Living Urban Village Form Based Code District.

Jim Grabenhorst, Director of Economic Development presented the information outlining the agreement and clarified the number of stories of the buildings. Mayor Pro Tem Kilgore made some prepared comments.

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Councilmember Pankratz, to approve the item as presented. The motion carried with 5 votes in favor (Pankratz, Bobbitt, Gottel, Gallops, Dana-Bashian) and 1 in opposition (Kilgore). This item was approved as RES-025-14.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

No action taken.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:07 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: April 1, 2014